

***\*Due to the current COVID-19 Global Pandemic and the subsequent Federal, State and Local Public Health Orders, for the protection of the public and in keeping with CDC guidelines, this meeting will be held by videoconference.\****

The Board of Adjustment meeting will be accessible for online viewing at:  
[https://zoom.us/j/878 2400 6912](https://zoom.us/j/87824006912)

Or via phone at: [253-215-8782](tel:253-215-8782) with the following Meeting ID: [878 2400 6912](https://zoom.us/j/87824006912)

***We ask that you please call or join into the meeting at 1:15 p.m., to allow time to troubleshoot any connection issues.***

**GUIDANCE FOR THE PUBLIC OBSERVING MEETING:**

- In order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Board of Adjustment Chairperson during the meeting.
- **If you wish to testify, and are on a computer**, please list your name, the Appeal Number, and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please un-mute yourself. Once you are done, please resume the mute functionality.
- **If you wish to testify by phone**, at the start of the meeting please give the Meeting Administrator your name, the Appeal Number and the address you are here for and if you are in favor of or are opposed to the Appeal. When you are called to testify, please press **\*6** and wait for the Chairman to recognize you. Each person must state very clearly, their name, affiliation (if any), and address. Once you are done, please resume the mute functionality by pressing **\*6**.

**Agenda**  
**BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS**  
**Regular Meeting**  
**August 26, 2020**  
**1:30 p.m.**

**1. Call to order.**

**2. A public hearing to consider each of the following;**

**APPEAL #20318** – Appeal filed by Spirit One Transmission & Complete Auto, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate an auto repair business (no auto sales, no body work or painting), with inside and outside storage, at 7731 Ivory Ave.

**WARD 11                      #AOP-5222-20                      ZONE: “F” – Neighborhood Commercial District**

**APPEAL #20319** – Appeal filed by AKH Auto Sales, LLC, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate a used auto sales business, with oil change service, with outside storage, at 7520 Michigan Ave.

**WARD 11                      #AOP-5226-20                      ZONE: “F” – Neighborhood Commercial District**

**APPEAL #11398** – Appeal filed by Joe Rammacher, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct a four (4) car carport and shed garage, per plans, at 3215 Missouri Ave.

**WARD 9                      #AB-557100-20                      ZONE: “C” – Multi-Family Dwelling District**

**APPEAL #11399** – Appeal filed by Ronald Morovitz, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct detached garage, per plans (zoning only), at 7112 Alabama Ave.

**WARD 11                      #AB-556805-20                      ZONE: “B” – Two-Family Dwelling District**

**APPEAL #11400** – Appeal filed by LMAC Holdings, LLC, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to do interior and exterior alterations to convert a school building to multi-family building and to construct a new 4-family building with parking, per plans (zoning only), at 2127 N. 11<sup>th</sup> St., 1100 Monroe St., and 1101 Madison St.

**WARD 5                      #AB-556039-20                      ZONE: “D” – Multiple-Family Dwelling District**

**3. Deliberations on the above hearings**

**4. Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on August 19, 2020.**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment,

J. Klitzing, Chairman

cc: Via Email:

Zoning Staff  
Mary Hart Burton, Zoning Administrator  
Randall Mourning, Building Commissioner's Office  
Ed Ware, Building Inspection Section  
Steve Conway, Mayor's Office  
Leonard Johnson, Neighborhood Business Development Director  
City Counselor  
Jimmie M. Edwards, Director of Public Safety  
Otis Williams, SLDC  
Dotti Pennington, NSO  
Dale Ruthsatz, SLDC  
Margaret Johnson, Multigraph  
Cecilia Dvorak, PDA  
Sherran White, Building Inspection Section  
Brian Alcaraz, Building Inspection Section  
Chris Schlumm, Building Inspection Section  
Rob Orr, SLDC  
Jay Watson  
Russell Halliday  
Project Connect

Via Hard Copy only:

Court Reporter  
Fire Marshall, 1421 N. Jefferson

Via Hard Copy with Attachments:

Alderman, Room 230  
Mary Hart Burton, Zoning Administrator  
City Counselor  
Board Members  
Business Assistance Center, Room 421

Via Hand Delivery:

Register, Room 234  
Post